143.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,600 / 793,600
					USE VALUE:	793,600 / 793,600
					ASSESSED:	793,600 / 793,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREENE DAVID E/ROMAN BARBARA
Owner 2:	
Owner 3:	
Street 1:	22 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SANDBERG STUART D--ETAL -
Owner 2:	SANDBERG JENNIE S -
Street 1:	22 PINE RIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2000 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	338,300	500	454,800	793,600
Total Card	0.114	338,300	500	454,800	793,600
Total Parcel	0.114	338,300	500	454,800	793,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.85 | /Parcel: 396.8

Legal Description

User Acct 92456

GIS Ref

GIS Ref

Insp Date 06/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0002-0006.0

!11075!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,400	500	4,950.	454,800	793,700	793,700	Year End Roll	12/18/2019
2019	101	FV	269,100	600	4,950.	426,400	696,100	696,100	Year End Roll	1/3/2019
2018	101	FV	277,600	600	4,950.	352,500	630,700	630,700	Year End Roll	12/20/2017
2017	101	FV	277,600	600	4,950.	324,000	602,200	602,200	Year End Roll	1/3/2017
2016	101	FV	277,600	600	4,950.	295,600	573,800	573,800	Year End	1/4/2016
2015	101	FV	262,700	600	4,950.	289,900	553,200	553,200	Year End Roll	12/11/2014
2014	101	FV	262,700	600	4,950.	269,500	532,800	532,800	Year End Roll	12/16/2013
2013	101	FV	262,700	600	4,950.	256,400	519,700	519,700		12/13/2012

PRINT

Date	Time
12/11/20	01:17:05

LAST REV

Date	Time
06/27/18	09:42:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11075

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDBERG STUART	32785-255		5/1/2001		456,040	No	No		
	21329-13		8/1/1991		174,370	No	No		Y

USER DEFINED

Prior Id # 1:	92456
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2010	453	Addition	116,637					MASTER BTH / REDO
10/31/2001	816	Porch	4,500	C				PORCH ROOF & DOOR
4/18/1997	175	Redo Bat	6,000	C				REMODEL FOR BATH
5/2/1993	138		8,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	TTL REFUSAL	HS	Hanne S
7/3/2013	Measured	JBS	JOHN S
10/28/2010	Info Fm Plan	BR	B Rossignol
12/6/2008	Meas/Inspect	345	PATRIOT
8/2/2001	MLS	MM	Mary M
4/10/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	80.	1.15	9									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23203993
Const Adj.:	0.97854656
Adj $ / SQ:	150.701
Other Features:	91300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459652
Depreciation:	121348
Depreciated Total:	338304

COMMENTS

SINK IN BMT/ BMT HAS NO ACCESS/GAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

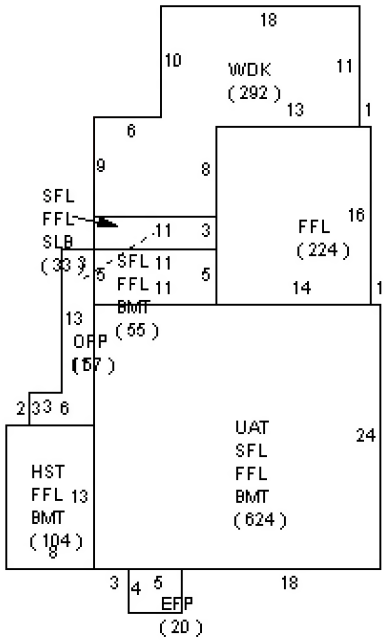
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1997
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



Sum Area By Label :
UAT = 624
SFL = 712
FFL = 1040
BMT = 783
SLB = 33
EFP = 20
HST = 104
WDK = 292
OFP = 57

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.77
Special Features:	0	Val/Su Net:	107.57
Final Total:	338300	Val/Su SzAd	187.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	150.700	156,729
BMT	Basement	783	48.830	38,232
SFL	Second Floor	712	150.700	107,299
WDK	Deck	292	9.220	2,693
UAT	Upper Attic	156	60.280	9,404
OFP	Open Porch	57	43.060	2,454
HST	Half Story	52	150.700	7,836
SLB	Slab	33	15.070	497
	Net Sketched Area:	3,145	Total:	326,565
Size Ad	1804	Gross Are	3665	FinArea 2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X14	A	AV	2003	5.60	T	12.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc